

CPIC Minutes - Meeting Monday, February 22<sup>nd</sup>, 2010, 2:30 p.m.; CPIC/Board of Selectmen Meeting Monday, February 22<sup>nd</sup>, 3:30 p.m.

Present: B. Taylor, D. Chipman, R. Brooks, L. Huntington

#### Review of February 8<sup>th</sup> meeting

In order to find enough acreage (1200 acres for 40 dwellings/year for 30 years) to accommodate projected residential needs in coming years, four parts of town were suggested as possible candidates for growth districts. These would be areas adjacent to existing villages where increased subdivision density could be allowed.

#### Reasons for Growth Districts to Present to the Town

Promotion of diversity – opportunity for affordable housing, neighborhood living

Prevent sprawl – Comp. Plan values keeping some rural areas open to preserve town's historic character

State offers some incentives for growth area development – Hamilton Place could have qualified for state funding

Growth Districts have not been objected to at open meetings.

3:30 Meeting with Selectmen J. Henderson, E. Multer, M. Wallace, and Town Administrator K. Eiane

#### Points discussed:

- consultants are here to work for the town and CPIC
- we are not promoting growth, we are trying to think of ways to direct inevitable growth that preserve town character
- CPIC needs to have specific growth districts to suggest to the public
- we need public's input on choice of districts, boundaries of districts, what districts should look like
- it is not clear what helps develop a sense of community in different parts of town
- we have been thinking of how the town looks, perhaps overlooking what it is
- what do we want our growth areas to look like?
- do villages want to design their future?
- have we given enough thought to the affordability of land in thinking of growth districts? (recent Bailey Island sales will be checked)
- are there ways to preserve rural areas using land use regulation?

Meeting adjourned at 4:45 p.m.

Respectfully submitted, Louise Huntington, chair/secretary

Next CPIC meeting Monday, March 8<sup>th</sup>, at 3:00 p.m.